

ORDINANCE NO. ____ OF 2012

BY:

AN ORDINANCE AMENDING CHAPTER 106 OF THE CODE OF ORDINANCES, THE CITY OF SHREVEPORT ZONING ORDINANCE, BY REZONING PROPERTY LOCATED ON THE EAST SIDE OF JEWELLA, 160 FEET NORTH OF DOLLARWAY DRIVE, SHREVEPORT, CADDO PARISH, LA, FROM B-2-A. BUSINESS PARK DISTRICT TO B-3. COMMUNITY BUSINESS DISTRICT, AND TO OTHERWISE PROVIDE WITH RESPECT THERETO

SECTION I: BE IT ORDAINED by the City Council of the City of Shreveport, Caddo Parish, LA, in due, legal and regular session convened, that the zoning classification of Lots 1, 2, 3, and 4, Barnwell Subdivision Unit 4, less the west 7.5 feet of Lot 1, Shreveport, Caddo Parish, LA, located on the east side of Jewella, 160 feet north of Dollarway Drive, be and the same is hereby changed from B-2-A, Business Park District to B-3, Community Business District.

SECTION II: THAT the rezoning of the property described herein is subject to compliance with the following stipulation:

1. Development of the property shall be in substantial accord with a revised site plan showing the removal of the drive on Janey, relocation of dumpsters to a location more central to the site and the indication of a 6-foot screening fence along the 15-foot rear yard setback line. This plan shall be submitted to and approved by the Planning Director.

BE IT FURTHER ORDAINED that if any provision or item of this ordinance or the application thereof is held invalid, such invalidity shall not affect other provisions, items, or applications of this ordinance which can be given effect without the invalid provisions, items, or applications and to this end the provisions of this ordinance are hereby declared severable.

BE IT FURTHER ORDAINED that all ordinances or parts thereof in conflict herewith are hereby repealed.

C-20-12
Myrtis L. Edwards & Myron B. Douglas

**METROPOLITAN PLANNING COMMISSION
LAND USE REPORT – APRIL 4, 2012**

rm

CASE NO: C-20-12: 7000 Block Jewella Avenue
APPLICANT: MYRTIS L. EDWARDS & MYRON B. DOUGLAS
LAND OWNER: Same
LOCATION: East side of Jewella 160' north of Dollarway Drive
ZONING: B-2-A to B-3
PROPOSED: Retail shopping center or other uses within this zoning classification

District F/Shyne
District: 7/Lynch

GENERAL INFORMATION:

- The applicant is requesting to rezone this site from B-2-A, Business Park District to permit a mixed use retail center at this location
- The site has split zoning, west half is zoned B-3 and the east half is B-2-A
- To the north and west is zoned B-3 to the south is zoned B-3 and B-2-A
- **Residential uses (R-1D) are located on the east side of Janey, and face the back side of this site.**
- Access from Janey may adversely impact the residential nature of the houses on the east side of Janey by bringing commercial traffic down Janey.
- **In consideration for the houses that face the back of this commercial development, there should be no access from this site to Janey Street and a 6-foot tall view obstructing fence is placed along the 15-foot rear yard setback with the proposed landscaping between this fence and Janey St., adverse impacts on the adjacent properties would be mitigated.**

SITE PLAN CONSIDERATIONS:

- Site plan shows 2.566 acres or 111,789 sq. ft. with 351.09' of frontage on Jewella and a depth of 316.80'
- There is also 347' of frontage on Janey Street
- The proposed building is 16,287 sq. ft. parking required 162.87 spaces shown 164
- Jewella is an arterial street. A 351-foot wide lot can have 2 driveway cuts.
- Two driveways are proposed on Jewella. Each will be 24' wide
- One 26' driveway is proposed on Janey Street
- Landscaping and parking appear to be adequate for this site

PUBLIC'S ASSESSMENT

There was no opposition present.

BOARD'S DECISION

The Board voted 9-0 to recommend approval of the application subject to compliance with the following stipulation:

1. Development of the property shall be in substantial accord with a revised site plan showing the removal of the drive on Janey, relocation of dumpsters to a location more central to the site and the indication of a 6-foot screening fence along the 15-foot rear yard setback line. This plan shall be submitted to and approved by the Planning Director.

The information stated herein is the result of discussion by a staff review team. The Board members will use all information made available to them in making their decision.

A Planning Commission approval is a use approval only. The applicant is still responsible for complying with all other applicable Zoning Ordinance requirements and obtaining all necessary permits and approvals from other departments or agencies. This shall include, but not be limited to the requirements of the Zoning Administrator, building permits, liquor licenses, the parish health unit, and Certificates of Occupancy.

**METROPOLITAN PLANNING COMMISSION
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CASE NO:	C-20-12: 7000 Block Jewella Avenue	District F/Shyne
APPLICANT:	MYRTIS L. EDWARDS & MYRON B. DOUGLAS	District: 7/Lynch
LAND OWNER:	Same	
LOCATION:	East side of Jewella 160' north of Dollarway Drive	
ZONING:	B-2-A to B-3	
PROPOSED:	Retail shopping center or other uses within this zoning classification	

GENERAL INFORMATION:

- The applicant is requesting to rezone this site from B-2-A, Business Park District to permit a mixed use retail center at this location
- The site has split zoning, west half is zoned B-3 and the east half is B-2-A
- To the north and west is zoned B-3 to the south is zoned B-3 and B-2-A
- **Residential uses (R-1D) are located on the east side of Janey, and face the back side of this site.**
- Access from Janey may adversely impact the residential nature of the houses on the east side of Janey by bringing commercial traffic down Janey.
- **In consideration for the houses that face the back of this commercial development, there should be no access from this site to Janey Street and a 6-foot tall view obstructing fence is placed along the 15-foot rear yard setback with the proposed landscaping between this fence and Janey St., adverse impacts on the adjacent properties would be mitigated.**

SITE PLAN CONSIDERATIONS:

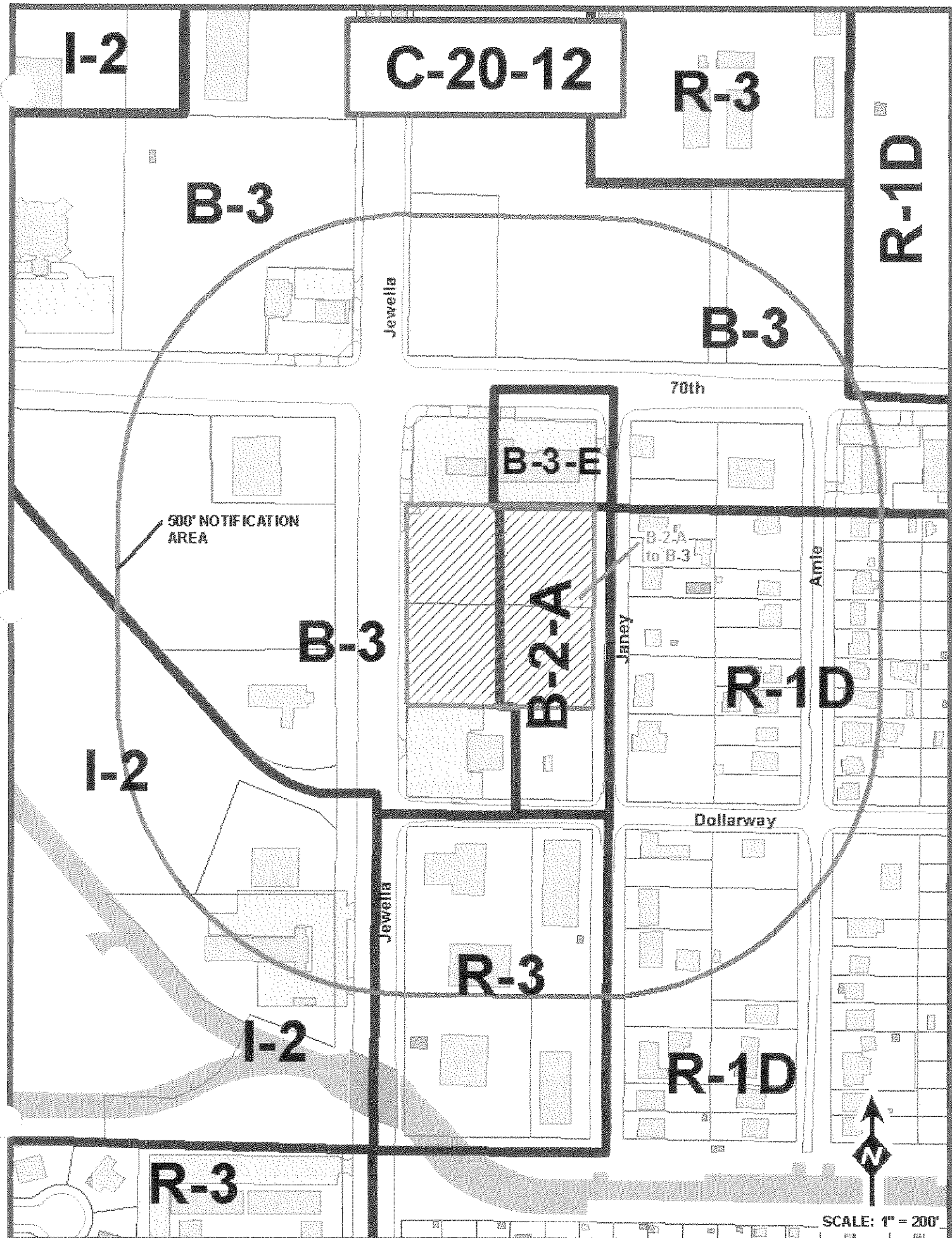
- Site plan shows 2.566 acres or 111,789 sq. ft. with 351.09' of frontage on Jewella and a depth of 316.80'
- There is also 347' of frontage on Janey Street
- The proposed building is 16,287 sq. ft. parking required 162.87 spaces shown 164
- Jewella is an arterial street. A 351-foot wide lot can have 2 driveway cuts.
- Two driveways are proposed on Jewella. Each will be 24' wide
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- Landscaping and parking appear to be adequate for this site

ALTERNATIVES:

- A. Recommend approval of the application as subject to compliance with the following stipulation:
1. **Development of the property shall be in substantial accord with a revised site plan showing the removal of the drive on Janey, relocation of dumpsters to a location more central to the site and the indication of a 6-foot screening fence along the 15-foot rear yard setback line. This plan shall be submitted to and approved by the Planning Director.**
- B. Recommend approval of the application as submitted subject to compliance with the following stipulation:
1. **Development of the property shall be in substantial accord with the site plan submitted with any significant changes or additions requiring further review and approval by the Planning Commission.**
- C. Deny the application.

The information stated herein is the result of discussion by a staff review team. The Board members will use all information made available to them in making their decision.

A Planning Commission approval is a use approval only. The applicant is still responsible for complying with all other applicable Zoning Ordinance requirements and obtaining all necessary permits and approvals from other departments or agencies. This shall include, but not be limited to the requirements of the Zoning Administrator, building permits, liquor licenses, the parish health unit, and Certificates of Occupancy.



AREA REFERENCE MAP

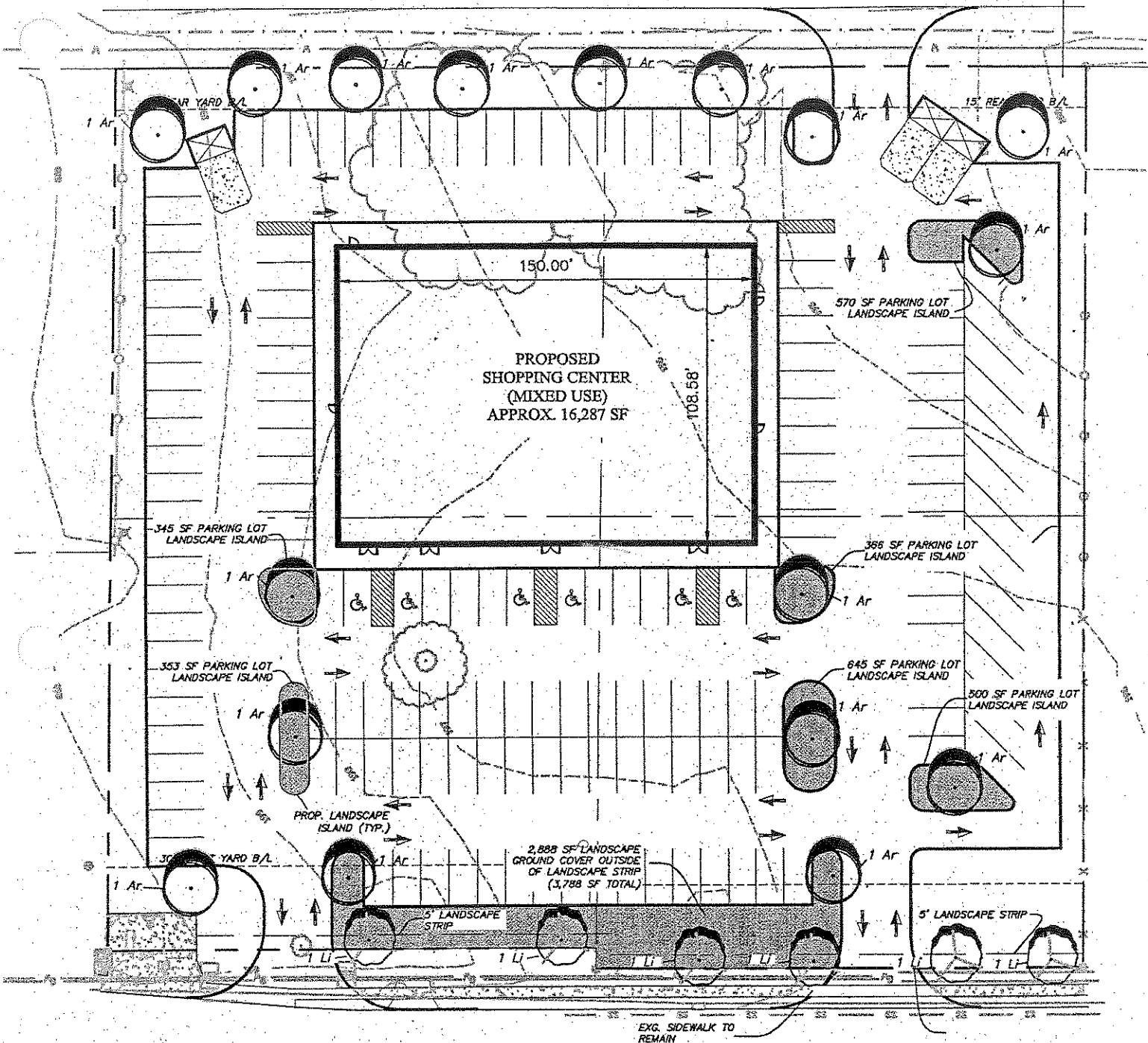
The map displays a residential area with various zoning designations and lot numbers. Key features include:

- Zoning Designations:** B-3, R-3, R-1D, R-4D, and C-20-12.
- Lot Numbers:** 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100.
- Streets:** 1st St, 2nd St, 3rd St, 4th St, 5th St, 6th St, 7th St, 8th St, 9th St, 10th St, 11th St, 12th St, 13th St, 14th St, 15th St, 16th St, 17th St, 18th St, 19th St, 20th St, 21st St, 22nd St, 23rd St, 24th St, 25th St, 26th St, 27th St, 28th St, 29th St, 30th St, 31st St, 32nd St, 33rd St, 34th St, 35th St, 36th St, 37th St, 38th St, 39th St, 40th St, 41st St, 42nd St, 43rd St, 44th St, 45th St, 46th St, 47th St, 48th St, 49th St, 50th St, 51st St, 52nd St, 53rd St, 54th St, 55th St, 56th St, 57th St, 58th St, 59th St, 60th St, 61st St, 62nd St, 63rd St, 64th St, 65th St, 66th St, 67th St, 68th St, 69th St, 70th St, 71st St, 72nd St, 73rd St, 74th St, 75th St, 76th St, 77th St, 78th St, 79th St, 80th St, 81st St, 82nd St, 83rd St, 84th St, 85th St, 86th St, 87th St, 88th St, 89th St, 90th St, 91st St, 92nd St, 93rd St, 94th St, 95th St, 96th St, 97th St, 98th St, 99th St, 100th St.
- Scale:** 1" = 700'
- North Arrow:** Indicated by an arrow pointing upwards.

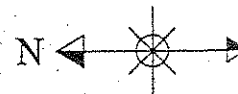


SCALE: 1" = 700'

JANEY STREET



JEWELLA AVENUE



QTY	SYM	BOTANICAL NAME	COMMON NAME	SIZE	SPACING
TREE LIST					
5	Li	LAGERSTROEMIA INDICA	CAPE MYRTLE	2" Cal.	As Shown
1	Ar	ACER RUBRUM	RED MAPLE (October Glory)	2" Cal.	As Shown
TOTAL TREES TO BE PLANTED ON SITE					

APPLICATION: ✓ CITY CASE PARISH CASEAPPLICANT'S NAME: Myrtis L. Edwards & Myron B. Douglas

PEOPLE REPRESENTED BY APPLICANT other than self or property owner (if public information).

MAILING ADDRESS FOR ALL CORRESPONDENCE:

804 Brittany LanePHONE: 227-3341(between 8:00 & 5:00Bossier City, LAZIP CODE: 71111FAX # 841-6059

EXISTING ZONING:

B2A

PROPOSED ZONING:

B3

ACCEPTABLE ALTERNATIVE:

MPC APPROVAL ☒SITE PLAN ☒PBG APPROVAL ☐PUD APPROVAL ☐PROPOSED USE: Multi-Use Shopping CenterEXISTING USE: Vacant LaneIMPROVEMENTS TO BE CONSTRUCTED/REMOVED/DEMOLISHED: Construction of 16,287 Square Feet BuildingREASON FOR APPLICATION (justification for zoning change): Lots 1 and 3 are zoned B-3, Lots 2 and 4 are zonedB2A. All four lots will have to be joined into one.ADDRESS OF SITE: N/AASSESSOR'S ACCOUNT NUMBER: 171427-032-0006-00Found on tax notice - example; 171413-057-0047-00LEGAL DESCRIPTION: Lots 1,2,3, and 4, Barnwell Subdivision, Unit No. 4, less the West 7.5 ft of Lot 1.

NAME, ADDRESS, AND SIGNATURE OF ALL PROPERTY OWNERS: The property owner's signature is mandatory. ALL property owners must sign. All property owners must sign unless one person has the power of attorney to sign for others and that power of attorney is submitted with the application. A managing partner in a corporation may sign and submit written authorization, or write "managing partner" by the signature. If in business name or corporation, list all persons owning 5% or more. Attach separate sheet if necessary.

Myrtis L. EdwardsMyron B. DouglasName
804 Brittany Ln Bossier City, LA 71111Name
406 Brushy Bayou Blvd S'port 71106

Name

Address

Address

Address

Signature
Myrtis L. EdwardsSignature
Myron B. Douglas

Signature

STATEMENT OF INTENT GENERAL REZONING

APPLICANT'S NAME: Myrtis L. Edwards & Myron B. Douglas

NATURE AND DESCRIPTION OF BUSINESS: Multi Use Shopping Center to include restaurant, beauty salon

suites, tax office, bails bonds, bill payment, barber shop, 501c3 non profit community support, and leased space

REASON FOR AMENDMENT: (It is public policy to amend the Zoning Ordinance only when one or more of the following conditions prevail)

ERROR (there is a manifest error in the Zoning Ordinance)

✓ CHANGE IN CONDITIONS (changing conditions in a particular area make change in the Ordinance necessary and desirable)

✓ INCREASE IN NEED FOR SITES FOR BUSINESS & INDUSTRY (increased need for sites in addition to sites that are available)

✓ SUBDIVISION OF LAND (the subdivision of land into urban building sites makes reclassification necessary and desirable)

SQUARE FEET OF PROPERTY: 111,779 square feet

SQUARE FEET OF STRUCTURE(S) 16,287 square feet possible expansion

PARKING SPACES REQUIRED: 163 **SPACES PROVIDED:** 164

HOURS OF OPERATION (state proposed hours) 7AM to 12 midnight

To operate beyond these hours, you will need to check "Hours of Operation" under "Variance Request" on the application page.

B-1	7AM to 7PM,
B-2 (within 300' of residential)	7AM to 10PM
B-2 (not within 300' of residential)	7AM to 12 midnight
B-3 hours	7AM to 12 midnight
SPI-3	7AM to 9PM

IS WATER PROVIDED BY THE CITY OF SHREVEPORT? Yes

IF NOT - WHAT IS THE SOURCE OF WATER?

IS SEWER PROVIDED BY THE CITY OF SHREVEPORT? Yes

IF NOT - WHAT IS THE SOURCE OF SEWER?

IF SEPTIC TANK - HAS IT BEEN APPROVED BY THE HEALTH DEPARTMENT? N/A

Water and/or Sewer availability letter will be required see the bottom of "check list" page (second page of application packet).

IS PROPERTY IN A FLOOD PLAIN/FLOOD WAY? No

C. 20. 12

C-20-12

SHREVEPORT METROPOLITAN PLANNING COMMISSION TECHNICAL REVIEW

- ☒ Dept. of Public Works - City Engineer All Cases
- Traffic Engineering - Traffic Engineer All Cases
- ☐ Dept. of Water & Sewer - Engineering Dept. All Cases
- Cross Lake Cases
- ☐ Permits & Inspections - Plans Examiner City Cases
- ☐ Fire Prevention City Cases
- ☐ Parish Engineer Parish Cases
- ☐ Health Department Parish Cases
- ☐ Police - OSI Liquor Cases

INFORMATION CONCERNING PLOT PLANS SUBMITTED.

- ☒ Site is currently vacant & unimproved.
- ☐ All improvements are existing - no new construction
- ☐ Addition to structure
- ☒ Addition of a separate building
- No plot plan available at this time
- ☐ Misc. information:

COMMENTS PROPOSED FOR INCLUSION IN ZONING ORDINANCE:

One Driveway at Right in - Right out.
No Median Cross

COMMENTS: FOR THE BENEFIT OF THE PLANNER PROCESSING THE CASE

PLEASE SEND WRITTEN COMMENTS AND RECOMMENDATIONS ON EACH CASE

BY 3-28-12

TO: Reggie Ming

RECEIVED

MAR 28 2011
METROPOLITAN PLANNING
COMMISSION

DRAFT

DRAFT

**SHREVEPORT METROPOLITAN PLANNING COMMISSION
SUMMARY MINUTES OF THE PUBLIC HEARING
April 4, 2012**

A regularly scheduled public hearing of the Shreveport Metropolitan Planning Commission was held on Wednesday, April 4, 2012, at 1:00 p.m. at Government Plaza Chamber, 505 Travis Street, Shreveport, Caddo Parish, LA. The Board members met for lunch prior to the public hearing.

Members Present

Winzer Andrews, Chairman
Chris Washington, Vice Chairman
Lea Desmarteau, Secretary
Larry Ferdinand
Desi Sprawls
Dale Colvin
Bessie Smith
Mary Wilson
Mary Ruffins

Staff Present

Charles Kirkland, Executive Director
Roy Jambor, Senior Planner
Alan Clarke, Zoning Administrator
Stephen Jean, Senior Planner
Ione Dean, Senior Planner
Judy Negrete, Management Assistant
Dara Sanders, Master Plan Administrator

Bus Tour

Tour was cancelled; members were encouraged to individually tour the sites.

Members Absent

None

Others Present

Jeff Everson (portion)
David Cox (portion)
Kosha Gilbert, Asst. City Attorney

The hearing was opened with prayer by **MR. SPRAWLS**, with the public being invited to participate.

The meeting was called to order and the procedure in hearing the applications on today's agenda was explained. All who wished to speak were urged to speak clearly into the microphone and to give their name and mailing address for further reference.

All decisions rendered by the Metropolitan Planning Commission are subject to appeal to the appropriate governing body, either the City Council or the Caddo Parish Commission. Appeals must be filed within 10 days from the date a decision is rendered by the Metropolitan Planning Commission.

In compliance with legislative action, anyone wishing to comment on any item on the agenda, not scheduled for public hearing on this date, will be permitted 3 minutes to do so at the end of this meeting.

- ▶ Presentation of plaque to out-going member Chris Washington
- ▶ Presentation of plaque to immediate past Chairman, Mary Ruffins
- ▶ Presentation by Like LaBas with the Shaw Group: Regional Utility District Master Plan

■ **APPROVAL OF MINUTES**

A motion was made by **MR. COLVIN**, seconded by **MRS. SMITH**, to approve the minutes of the March 7, 2012 public hearing as submitted.

The motion was adopted by the following 9-0 vote: Ayes: Messrs. **ANDREWS**, **WASHINGTON**, **COLVIN**, **SPRAWLS**, **FERDINAND**, and Meses. **SMITH**, **DESMARTEAU**, **DR. WILSON** and **RUFFINS**. Nays: None. Absent: **NONE**

▶ **DEDICATIONS/ABANDONMENTS/SITE PLANS/SUBDIVISIONS/MPC APPROVALS**

DRAFT

DRAFT

CASE NO. C-20-12: 7000 blk Jewella
MYRTIS L. EDWARDS & MYRON B. DOUGLAS
Same
East side of Jewella, 160' north of Dollarway Drive
B-2-A to B-3
Retail shopping center or other uses permitted within this zoning classification

Representative and/or support:

Ms. Myrtis L. Edwards (804 Brittney Lane Bossier City LA 71111 no slip filled out)

- ▶ No entrance from Janey Street
- ▶ To remove dumpster to front of property, build screening fence to rear of site and add landscaping.

There was no opposition present.

A motion was made by MR. SPRAWLS, seconded by MR. FERDINAND to recommend approval of the application subject to compliance with the following stipulation:

1. Development of the property shall be in substantial accord with a revised site plan showing the removal of the drive on Janey, relocation of dumpsters to a location more central to the site and the indication of a 6-foot screening fence along the 15-foot rear yard setback line. This plan shall be submitted to and approved by the Planning Director.

The motion was adopted by the following 9-0 vote: Ayes: Messrs. ANDREWS, WASHINGTON, COLVIN, SPRAWLS, FERDINAND, and Mses. SMITH, DESMARTEAU, DR. WILSON and RUFFINS. Nays: None. Absent: NONE